

Sec. 1703-1. Single-Family Districts



1703-1.1. Purposes

The general purposes of the single-family districts are to:

- A.** Maintain and enhance existing residential housing areas.
- B.** Encourage quality and variety in building and landscape design as well as compatibility in use and form.
- C.** Allow semi-public and nonresidential uses, where appropriate.
- D.** Establish appropriate standards for reviewing proposals for new development and redevelopment.
- E.** Ensure the provision of public services and facilities needed to accommodate planned population densities.
- F.** Maintain and enhance the availability and quality of life for residents.

1703-1.2. Subdistricts

A. SF-20 Single-Family

SF-20 allows large-lot single-family housing. The minimum lot size is 20,000 square feet.

B. SF-10 Single-Family

SF-10 allows low density single-family housing. The minimum lot size is 10,000 square feet.

C. SF-6 Single-Family

SF-6 allows medium-density single-family housing. The minimum lot size is 6,000 square feet.

D. SF-4 Single-Family

SF-4 allows moderately high density single-family housing. The minimum lot size is 4,000 square feet.

E. SF-2 Single-Family

SF-2 allows high-density, small lot, single-family housing. The minimum lot size is 2,000 square feet.

1703-1.3. SF-20 Single-Family

A. Purpose

SF-20 allows large-lot single-family housing. The minimum lot size is 20,000 square feet.



B. General

~~Allowed~~ Permitted uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

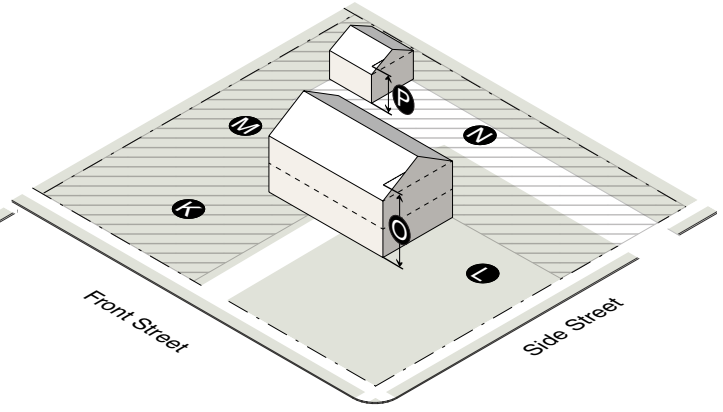
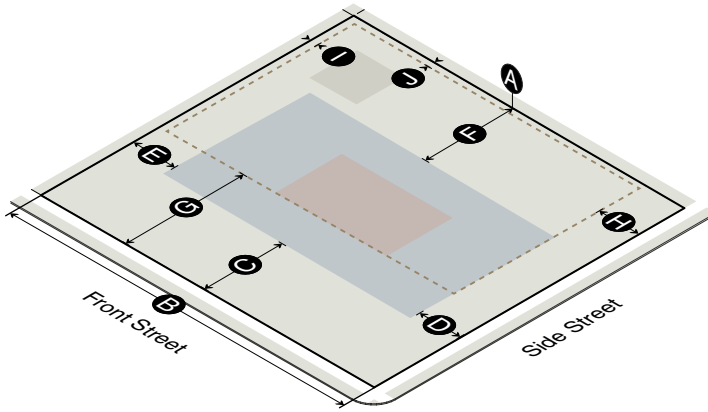
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-1.3. SF-20 Single-Family



C. Lot

Lot Dimensions		
Lot area	20,000 SF min.	A
Lot width*	70' min.	B

D. Placement

Principal Building Setbacks		
Front street	30' min. or Avg. front setback (Sec. 1703-10.4.E)	C
Side street	15' min.	D
Side interior	10' min.	E
Side total	20' min.	
Rear	35' min.	F

Accessory Structure Setbacks**		
Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	J
Size	800 SF max.	
Number	2 max.	

*Does not apply to panhandle lots

**On a double frontage lot, the Director or his/her designee shall determine the front and rear yards

E. Parking

Parking Location		
Front yard	40% max Not Permitted* (see Sec. 1703-10.14)	K
Corner yard	Not Permitted	L
Side yard	Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height		
Principal building	35' max.	O
Accessory structure	15' max.	P

1703-1.4. SF-10 Single-Family

A. Purpose

SF-10 allows low density single-family housing. The minimum lot size is 10,000 square feet.



B. General

~~Allowed~~ Permitted uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

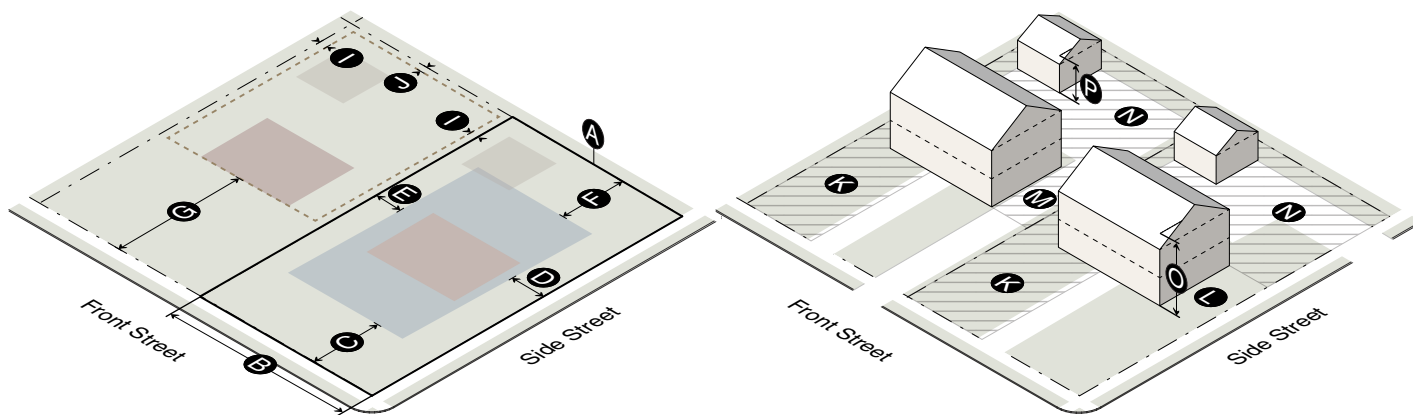
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-1.4. SF-10 Single-Family



C. Lot

Lot Dimensions		
Lot area	10,000 SF min.	A
Lot width*	60' min.	B

D. Placement

Principal Building Setbacks		
Front street	30' min. or Avg. front setback (Sec. 1703-10.4.E)	C
Side street	15' min.	D
Side interior	10' min.	E
Side total	20' min.	
Rear	35' min.	F

Accessory Structure Setbacks**		
Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	J
Size	800 SF max.	
Number	2 max.	

*Does not apply to panhandle lots

**On a double frontage lot, the Director or his/her designee shall determine the front and rear yards

E. Parking

Parking Location		
Front yard	40% max- Not Permitted* (see Sec. 1703-10.14)	K
Corner yard	Not Permitted	L
Side yard	Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height		
Principal building	35' max.	O
Accessory structure	15' max.	P

1703-1.5. SF-6 Single-Family

A. Purpose

SF-6 allows medium-density, single-family housing. The minimum lot size is 6,000 square feet.



B. General

~~Allowed~~ Permitted uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

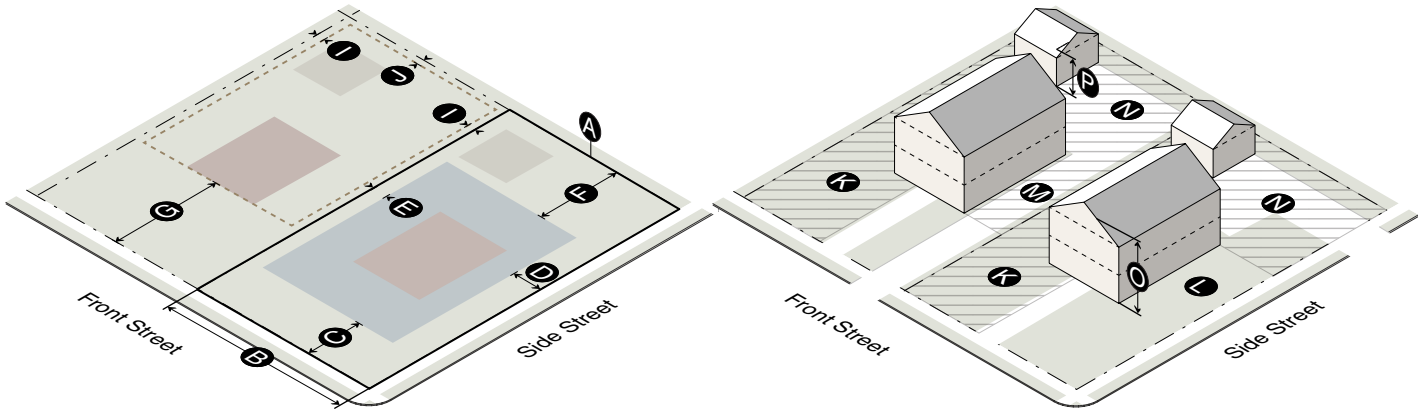
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-1.5. SF-6 Single-Family



C. Lot

Lot Dimensions		
Lot area	6,000 SF min.	A
Lot width*	50' min.	B

D. Placement

Principal Building Setbacks		
Front street	20' min. <u>or Avg. front setback (Sec. 1703-11.4.E)</u>	C
Side street	10' min.	D
Side interior	<u>5' min.-7' min.</u>	E
Side total	<u>10' min.-16' min.</u>	
Rear	35' min.	F

Accessory Structure Setbacks**		
Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	J
Size	800 SF max.	
Number	2 max.	

*Does not apply to panhandle lots

**On a double frontage lot, the Director or his/her designee shall determine the front and rear yards

E. Parking

Parking Location		
Front yard	40% max- <u>Not Permitted*</u> (see Sec. 1703-10.14)	K
Corner yard	Not Permitted	L
Side yard	Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height		
Principal building	35' max.	O
Accessory structure	15' max.	P

1703-1.6. SF-4 Single-Family

A. Purpose

SF-4 allows moderately high density single-family housing. The minimum lot size is 4,000 square feet.



B. General

~~Allowed~~ Permitted uses & use standards

Sec. 1703-9

Landscaping and buffering

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Nonconformities

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Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

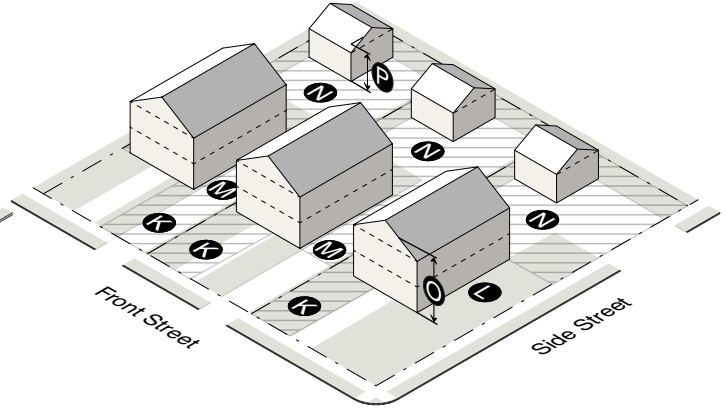
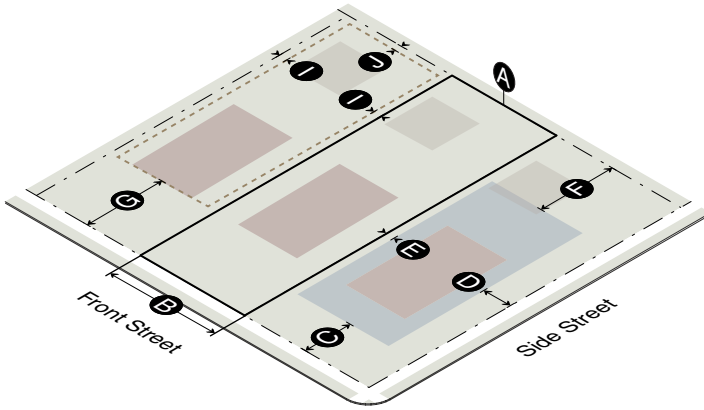
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-1.6. SF-4 Single-Family



C. Lot

Lot Dimensions		
Lot area	4,000 SF min.	A
Lot width*	40' min.	B

D. Placement

Principal Building Setbacks		
Front street	15' min. or Avg. front setback (Sec. 1703-11.4.E)	C
Side street	10' min.	D
Side interior	3' min.	E
Side total	6' min. 12' min	
Rear	35' min. 25' min	F

Accessory Structure Setbacks**		
Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	J
Size	800 SF max.	
Number	2 max.	

*Does not apply to panhandle lots

**On a double frontage lot, the Director or his/her designee shall determine the front and rear yards

E. Parking

Parking Location		
Front yard	40% max- Not Permitted* (see Sec. 1703-10.14)	K
Corner yard	Not Permitted	L
Side yard	Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height		
Principal building	35' max.	O
Accessory structure	15' max.	P

1703-1.7. SF-2 Single-Family

A. Purpose

SF-2 allows high-density, small lot, single-family developments. The minimum lot size is 2,000 square feet.



B. General

Permitted uses & use standards

Landscaping and buffering

Nonconformities

Parking

Rules of measurement

Signs

Site lighting

Sec. 1703-9

Sec. 1711-2

Sec. 1752-7

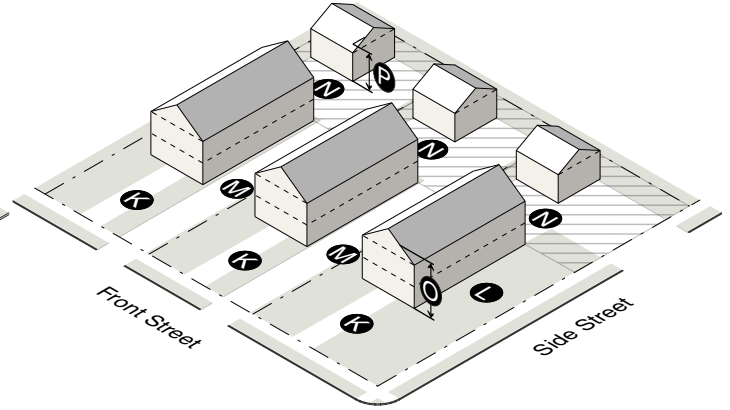
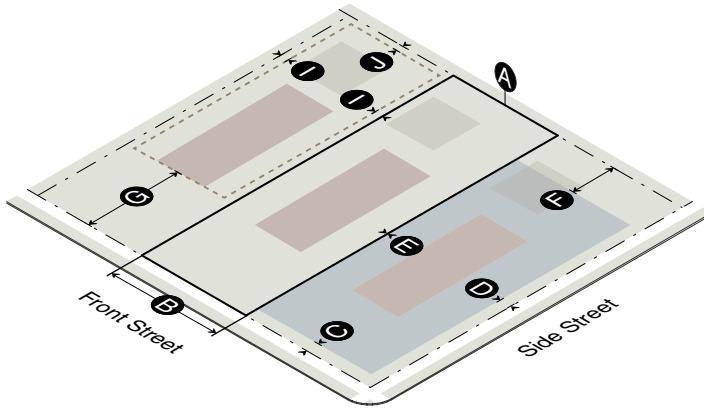
Sec. 1711-1

Sec. 1703-10

Sec. 1711-3

Sec. 1711-4

1703-1.7. SF-2 Single-Family



C. Lot

Lot Dimensions		
Lot area	2,000 SF min.	A
Lot width*	20' min.	B

D. Placement

Principal Building Setbacks		
Front street	5' min. or Avg. front setback (Sec. 1703-11.4.E)	C
Side street	5' min.	D
Side interior	0' min.	E
Side total	5' min.	
Rear	20' min.	F

Accessory Structure Setbacks**		
Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	J
Size	800 SF max.	
Number	2 max.	

*Does not apply to panhandle lots

**On a double frontage lot, the Director or his/her designee shall determine the front and rear yards

E. Parking

Parking Location		
Front yard	Not Permitted*	K
Corner yard	Not Permitted	L
Side yard	Not Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height		
Principal building	35' max.	O
Accessory structure	15' max.	P